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3	PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
4	DEMOLITION PLAN

# ENVIRONMENTAL CONCEPT PLAN

# W.F. WILSON & SONS, INC.

## PARCEL 378 AND PARCEL 'A' PLAT NO. 7657

ZONED: M-1

TAX MAP No. 37 GRID No. 22 PARCEL Nos. 652 and 378

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**DESIGN NARRATIVE**

**Introduction:**  
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I & II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

**General Site Conditions:**  
This property is located on Tax Map 37, Parcel No. 652 & 378 on the Howard County, Maryland Tax Map Database System and consists of 9.39 acres of land. This site consists of two properties possessing approximately 500' of road frontage on Maryland Route 103 (Meadowridge Road). These properties share a common line running in a westerly direction for approximately 500'. At this point Parcel 652 extends approximately 650' into a larger wooded portion of the site. This wooded portion, where the gravel storage area is being proposed, is estimated to be 6+ acres in size. An elevation of 219 located in the area of the road frontage is lowest point of the site. The elevations increase from Maryland Route 103 to the west at a slope averaging 5% to a maximum elevation of 294 feet. There is an existing gravel area of approximately 44,905 SqFt. located on the eastern portion of the site. The adjoining property to the south contains a large warehouse and is part of the Meadowridge Business Park. To the north are several smaller residential properties, which are now zoned M-1. There is also a portion of the northern boundary that is adjoined by the right-of-way of Interstate 95.

**I. Natural Resource Protection:**  
The nature of this site and the needs of the future owner's business necessitate the need for the bulk of the improvements to be located outside of the parcel boundary area of the property. Limited by these constraints this design only allows for a small portion of the existing trees to be retained. It should be noted that the topography is favorable to allowing the micro-bioretenion facilities to be located near the perimeter of the property allowing additional buffering to the surrounding properties.

**II. Maintenance of Natural Flow Patterns:**  
It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements. Originally the site flows from west to east on a gradual slope, creating sheet flow towards existing parcels 378 and 335. This existing flow accumulates in an existing SWM facility, which is to be replaced with a bio-retention facility located on the east side of Parcel 378, then proceeds through a culvert to cross Meadowridge Road. The proposed drainage on this site is designed to be diverted through several bio-retention facilities then piped through a storm drain system to a proposed structure located on the western side of the parcel mentioned culvert, which has been shown to be replaced. Although the rear of the existing parcels will see a reduction of drainage, resulting in a possible improvement in the quality in these parcels, the overall flow patterns of this area will be maintained.

**III. Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices:**  
Only the areas necessary to meet County requirements and provide a safe and effective work environment for this type of construction contractor are being paved. Although the impervious areas have increased, the entirety of them are treated and the full ESDV is met through use of chapter 5 storm water management practices.

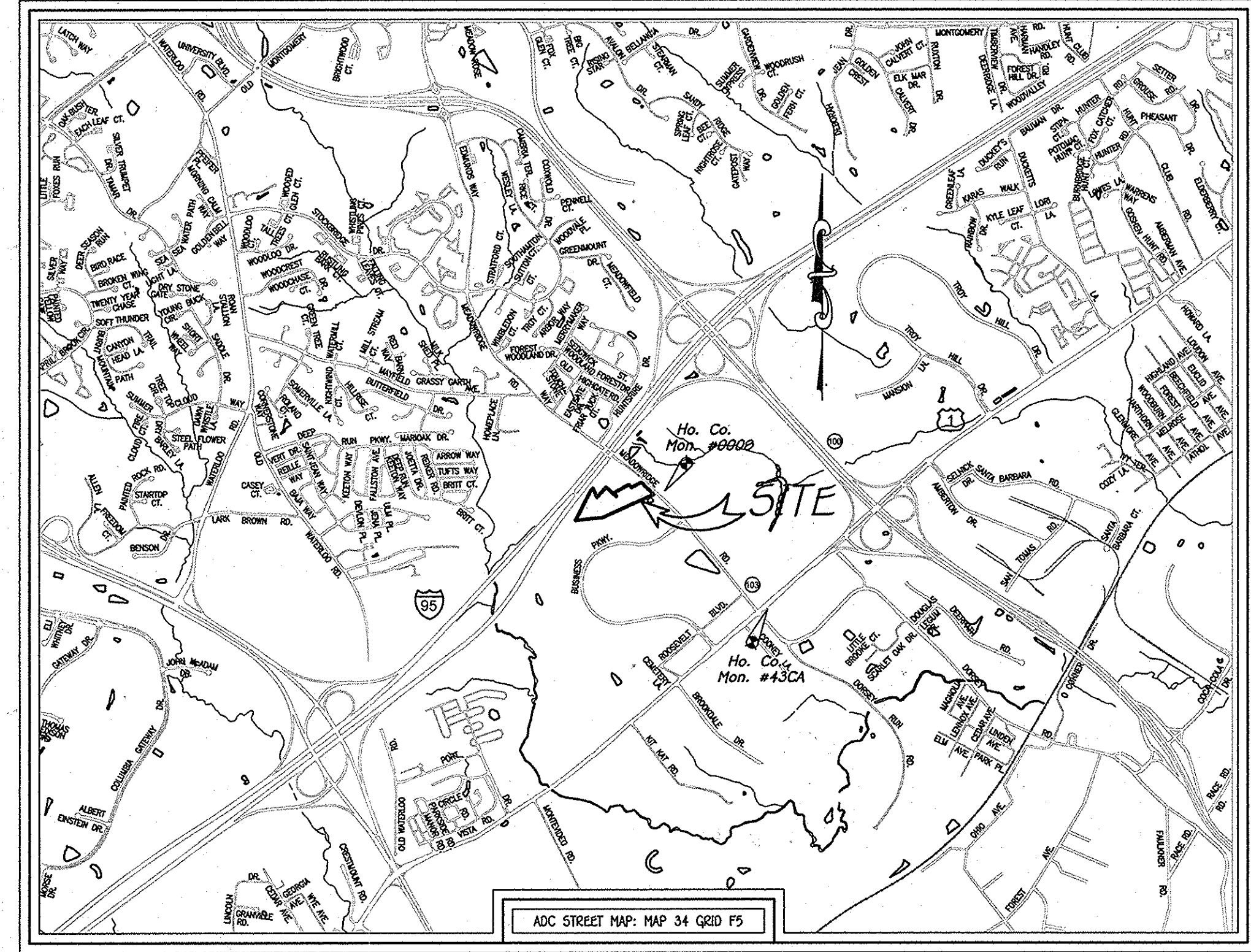
**IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:**  
This site will utilize areas designed as Bio-Retention facilities as sediment traps during construction.

**V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**  
Several M-6 Micro Bio-retention, F-6 Bio-retention, and three areas of N-2 Non-Rooftop Disconnection Credit have been used to treat all proposed impervious areas. This type of commercial use requires a large unnumbered storage area which creates drainage areas of exceeding the 1/2 acre limit of the M-6 micro-bioretenion facilities. Where these scenarios are encountered, F-6 Bio-Retention facilities have been provided. In all cases the full required ESD volume is being provided.

**Request for Design Manual Waiver:**  
No waivers are being requested at this time.

**GENERAL NOTES**

1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY (MISS UTILITY) AT 1-800-297-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. THE SUBJECT PROPERTY IS ZONED M-1 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
4. EXISTING TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY SHOWN AT 2' CONTOUR INTERVAL.
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 0009 AND 43CA WERE USED FOR THIS PROJECT.
6. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL VOLUMES I & II, REVISED 2009. WE ARE PROPOSING THE USE OF THREE AREAS OF (N-2) NON-ROOFTOP DISCONNECTION CREDIT, ONE (M-6) MICRO-BIORETENTION FACILITY AND FOUR (F-6) BIO-RETENTION FACILITIES.
7. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
9. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR TREE BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
10. LANDSCAPING WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE OF THIS PROJECT.
11. FOREST CONSERVATION WILL BE ADDRESSED AT THE SITE DEVELOPMENT STAGE OF THIS PROJECT.
12. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SITE PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
13. SOIL BORING INFORMATION WILL BE PROVIDED AT THE SDP STAGE OF THIS PROJECT.
14. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR RED-LINE REVISION PROCESSES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
15. A LETTER REGARDING THE USE BY FORMER OWNER MEADOWRIDGE CEMETERY, WILL BE PROVIDED AT THE SDP STAGE OF THIS PROJECT.
16. THIS SITE CONTAINS NO 100 YEAR FLOODPLAIN OR STEEP SLOPES. ALSO AS DETERMINED BY AN ENVIRONMENTAL STUDY CONDUCTED BY ECOTONE, INC. DATED MARCH 2013, NO STREAMS OR WETLANDS EXIST ON PROPERTY.
17. A REQUEST TO WAIVE TO THE FIFTH PARAGRAPH OF THE DESIGN MANUAL VOLUME III SECTION 2.9 C, STATING "THE PAVING SECTION OF PARKING LOTS SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILS, VOLUME IV" ALLOWING THE USE OF A GRAVEL LOT TO SATISFY THE NEEDS OF THIS TYPE OF CONTRACTOR WILL BE PROVIDED AT THE SDP STAGE OF THIS PROJECT.



**VICINITY MAP**  
SCALE: 1" = 2000'

**BENCHMARK INFORMATION**

HOWARD COUNTY CONTROL STATION #0008 - HORIZONTAL - (NAD '83)  
N 554,701.8067  
E 1,377,647.6025  
ELEVATION = 215.333 - VERTICAL - (NAVD '88)

HOWARD COUNTY CONTROL STATION #43CA - HORIZONTAL - (NAD '83)  
N 552,686.1301  
E 1,379,386.3784  
ELEVATION = 191.601 - VERTICAL - (NAVD '88)

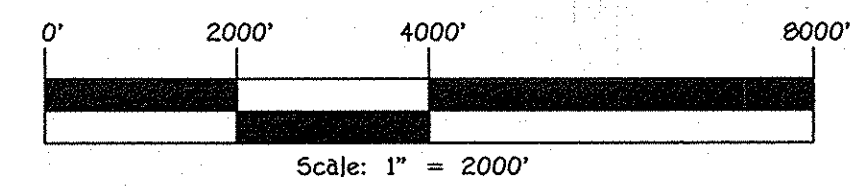
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	EROSION CONTROL MATING
---	LIMIT OF DISTURBANCE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED STORMWATER MANAGEMENT
---	EXISTING STORAGE
---	EXISTING SEWER
---	EXISTING WATER
---	EXISTING WATER, SEWER, & UTILITY EASEMENT
---	PROPOSED FENCE
---	PROPOSED CONCRETE SIDEWALK
---	SUPER SILT FENCE
---	DEMOTES POINTS OF INGRESS AND EGRESS
---	EXISTING TO BE REMOVED
---	PROPOSED GRAVEL
---	PROPOSED PAVING
---	EXISTING GRAVEL
---	EARTH DIKE

**SITE ANALYSIS DATA CHART**

- A. TOTAL AREA OF THIS SUBMISSION = 9.39 Ac.±
- B. LIMIT OF DISTURBED AREA = 899,576 SqFt. or 8.95 Ac.±
- C. PRESENT ZONING DESIGNATION = M-1 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06).
- D. PROPOSED USE: CONTRACTOR'S OFFICE, OUTDOOR AND INDOOR STORAGE FACILITY
- E. OPEN SPACE ON SITE: N/A
- F. RECREATIONAL AREA PROVIDED: N/A
- G. BUILDING COVERAGE OF SITE: 12,875 SQ.FT. OR 0.30 Ac.±
- H. PREVIOUS HOWARD COUNTY FILES: WP-88-32, F-88-156, ECP-13-064
- I. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.00 Ac.
- J. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 Ac.
- K. NET TRACT AREA = 9.39 Ac.± (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
- L. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 Ac.±
- M. TOTAL AREA OF FOREST = 6.0 Ac.±
- N. TOTAL GREEN OPEN AREA = 4.85 Ac.±
- O. TOTAL IMPERVIOUS AREA = 4.53 Ac.±
- P. AREA OF ERODIBLE SOILS = 9.38 Ac.±

**STORMWATER MANAGEMENT SUMMARY TABLE**

AREA ID	ESDV Req. Cu.Ft.	ESDV Pvd. Cu.Ft.	% Impervious	Remarks
N-2 (1)	176	176	100%	Non-Rooftop Disconnection Credit
N-2 (2)	579	579	100%	Non-Rooftop Disconnection Credit
N-2 (3)	239	239	100%	Non-Rooftop Disconnection Credit
M-6 (1)	1,235	1,351	67%	Micro-Bioretenion
M-6 (2)	1,031	1,296	47%	Micro-Bioretenion
F-6 (1)	1,127	7,984	59%	Bio-retention
F-6 (2)	6,213	6,381	83%	Bio-retention
F-6 (3)	2,596	2,602	77%	Bio-retention



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 451 - 3295



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

*Frank John Manalansan II*      6-8-14  
FRANK JOHN MANALANSAN II      DATE

**OWNER & DEVELOPER**

J.E.H. PROPERTIES II, LLC  
6586 MEADOWRIDGE ROAD  
ELK RIDGE, MARYLAND 21075-6115  
(443)-725-8720

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*V. J. Sedore*      6-09-14  
Chief, Division of Land Development      Date

*Ch. E. E. E.*      6-12-14  
Chief, Development Engineering Division      Date

PROJECT		SECTION		PARCEL NO.	
MEADOWRIDGE MEMORIAL PARK				652, 378	
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
7657	22	M-1	2	FIRST	6012.02
WATER CODE			SEWER CODE		
N/A			N/A		

**TITLE SHEET**

**W.F. WILSON & SONS, INC**

PARCEL 378 AND PARCEL 'A' PLAT NO. 7657

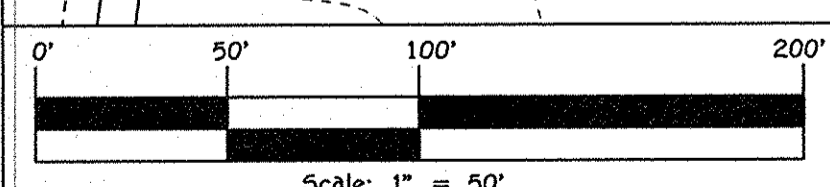
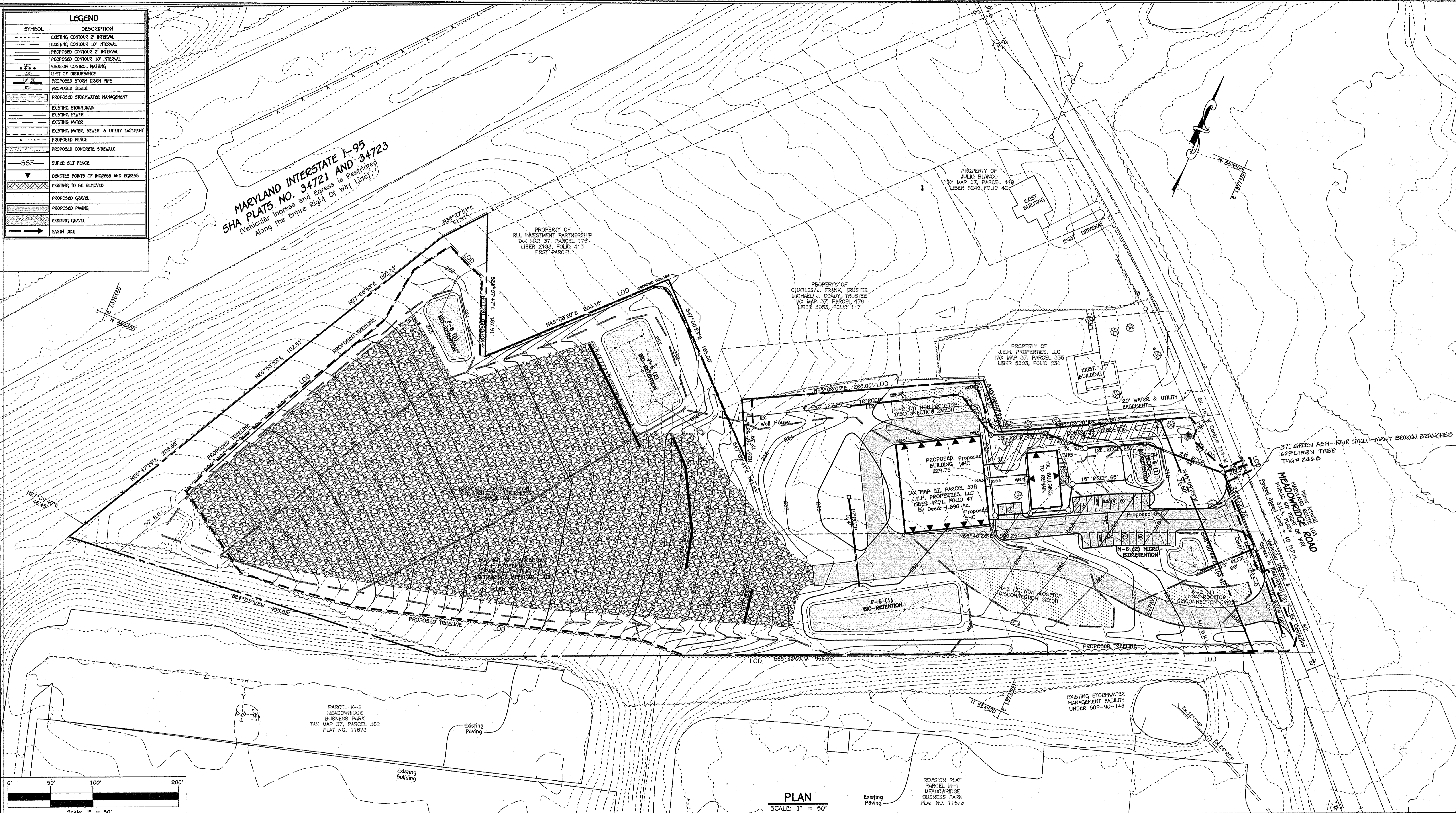
ZONED: M-1 TAX MAP NO.: 37 GRID NO.: 22  
PARCEL NO.: 652 & 378  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN      DATE: JUNE 4, 2014  
SHEET 1 OF 4

ECP-14-034

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	EROSION CONTROL MATING
	LIMIT OF DISTURBANCE
	PROPOSED STORM DRAIN PIPE
	PROPOSED SEWER
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	EXISTING TO BE REMOVED
	PROPOSED GRAVEL
	PROPOSED PAVING
	EXISTING GRAVEL
	EARTH DIKE

**MARYLAND INTERSTATE I-95  
SHA PLATS NO. 34721 AND 34723**  
(Vehicular Ingress and Egress is Restricted  
Along the Entire Right Of Way Line)



**PLAN**  
SCALE: 1" = 50'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2995

NO.	REVISION	DATE



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*Frank John Havalansan II* 6-4-14  
FRANK JOHN HAVALANSAN II DATE

**OWNER & DEVELOPER**  
J.E.H. PROPERTIES II, LLC  
6566 MEADOWBRIDGE ROAD  
ELK RIDGE, MARYLAND 21075-6115  
(443)-755-8720

REVISION PLAT  
PARCEL M-1  
MEADOWBRIDGE BUSINESS PARK  
PLAT NO. 11673

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kevin S. Deane* 6-09-14  
Chief, Division of Land Development Date

*Phil Ehl* 6-12-14  
Chief, Development Engineering Division Date

PROJECT	SECTION	PARCEL NO.
MEADOWBRIDGE MEMORIAL PARK		652, 378

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
7657	22	M-1	2	FIRST	6012.02

WATER CODE	SEWER CODE
N/A	N/A

**ENVIRONMENTAL CONCEPT PLAN**

**W.F. WILSON & SONS, INC**  
PARCEL 378 AND PARCEL 'A' PLAT NO. 7657

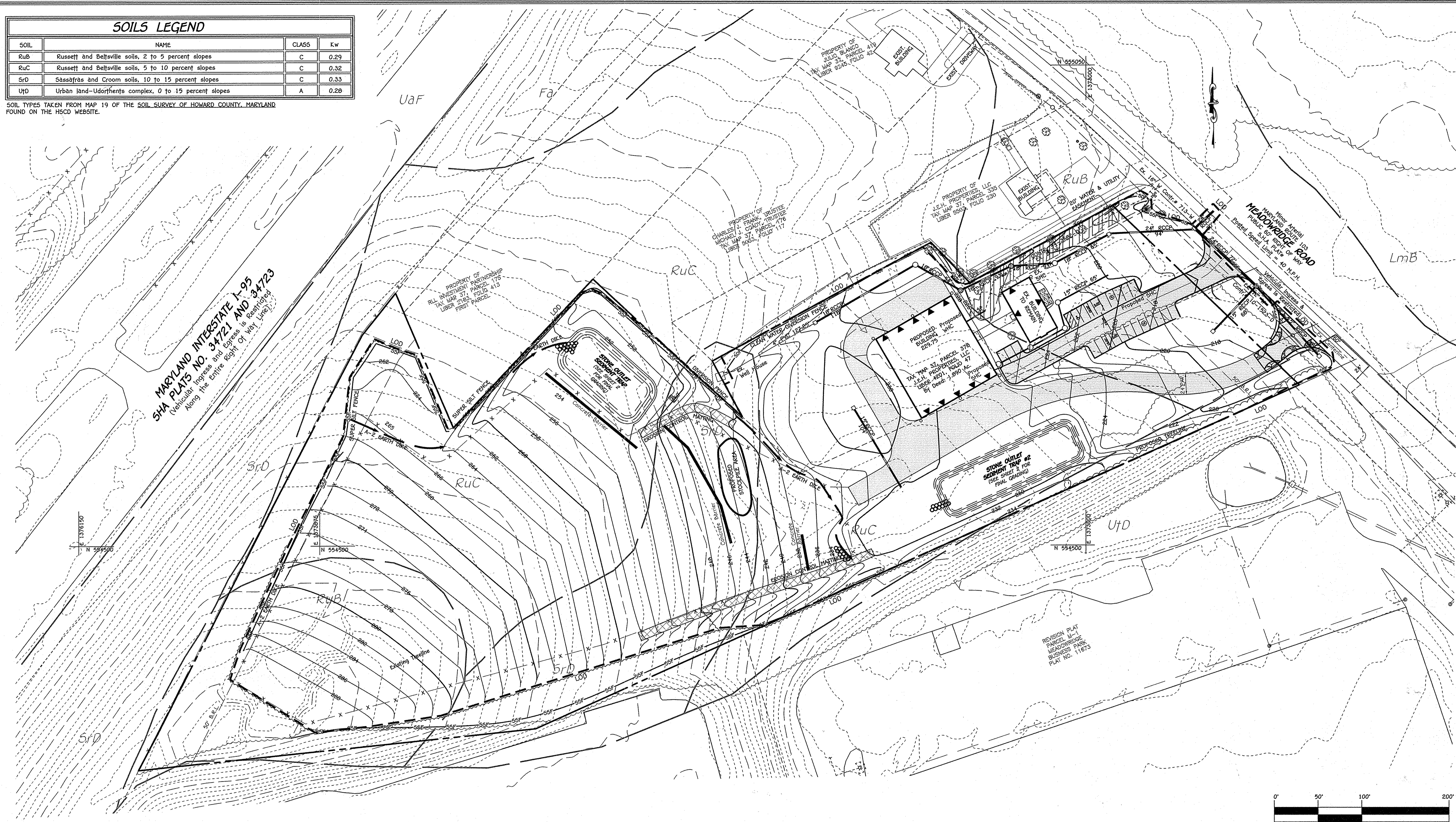
ZONED: M-1 TAX MAP NO: 37 GRID NO: 22  
PARCEL NO.: 652 & 378  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND...

SCALE: AS SHOWN DATE: JUNE 4, 2014  
SHEET 2 OF 4 ECP-14-034

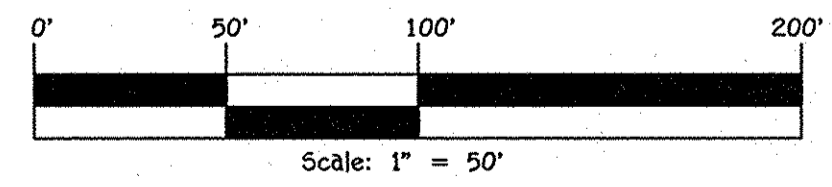
### SOILS LEGEND

SOIL	NAME	CLASS	Kw
RuB	Russett and Beltsville soils, 2 to 5 percent slopes	C	0.29
RuC	Russett and Beltsville soils, 5 to 10 percent slopes	C	0.32
5rD	Sassafras and Croom soils, 10 to 15 percent slopes	C	0.33
UfD	Urban land-Udorfhents complex, 0 to 15 percent slopes	A	0.28

SOIL TYPES TAKEN FROM MAP 19 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.



**MARYLAND INTERSTATE I-95**  
SHA PLATS NO. 34721 AND 34723  
(Vertical Egress and Egress is Restricted Along the Entire Right of Way Line)



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-1295

NO.	REVISION	DATE



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Frank John Manalansan II     6-4-14  
FRANK JOHN MANALANSAN II     DATE

**OWNER & DEVELOPER**  
J.E.H. PROPERTIES II, LLC  
6506 MEADOWRIDGE ROAD  
ELK RIDGE, MARYLAND 21075-6115  
(443)-755-8720

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

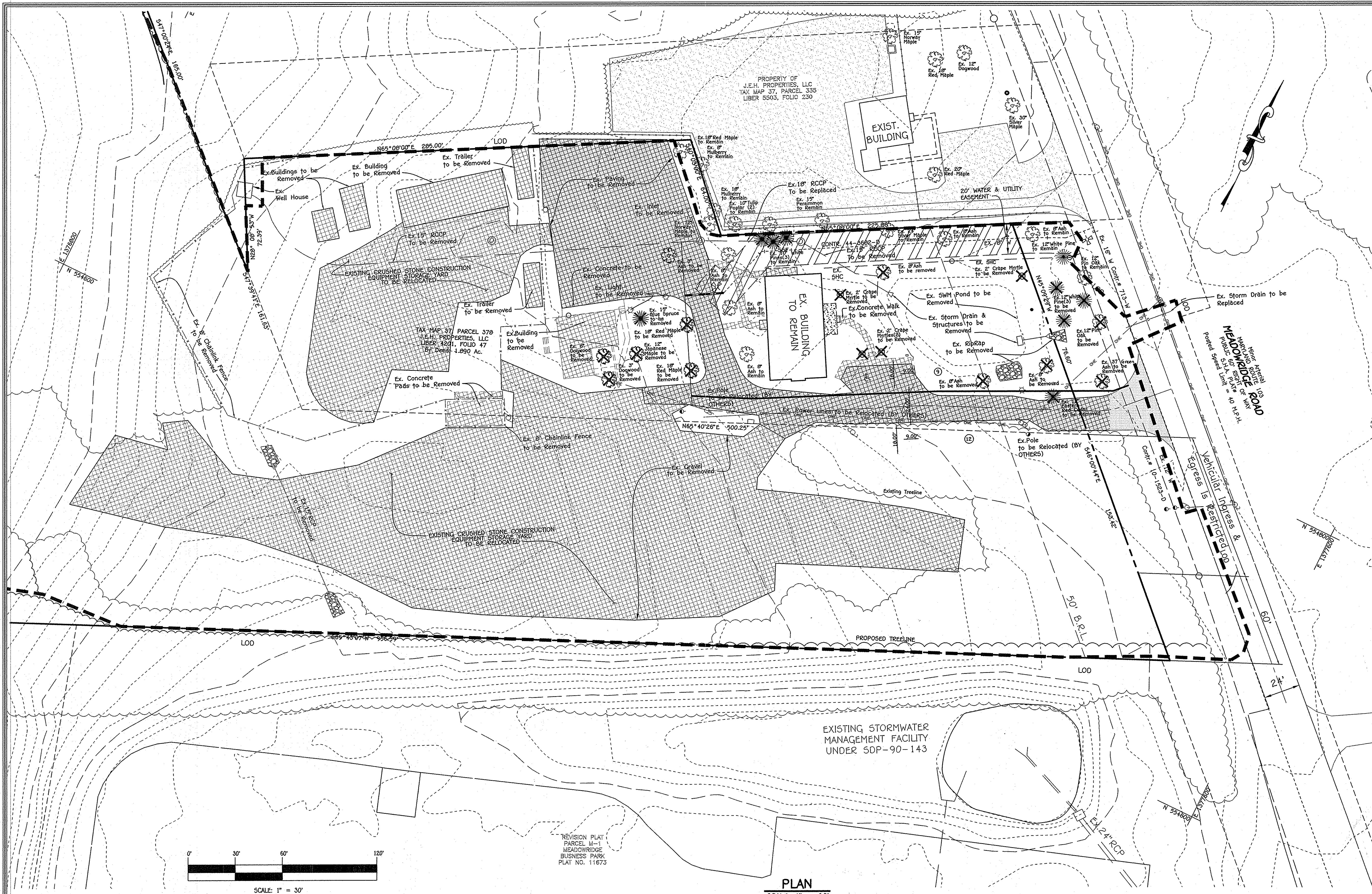
Justin A. Schuchman     6-29-14  
Chief, Division of Land Development     Date  
Chris Clark     6-12-14  
Chief, Development Engineering Division     Date

PROJECT			SECTION	PARCEL NO.	
MEADOWRIDGE MEMORIAL PARK				652, 378	
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
7657	22	M-1	2	FIRST	6012.02
WATER CODE		SEWER CODE			
N/A		N/A			

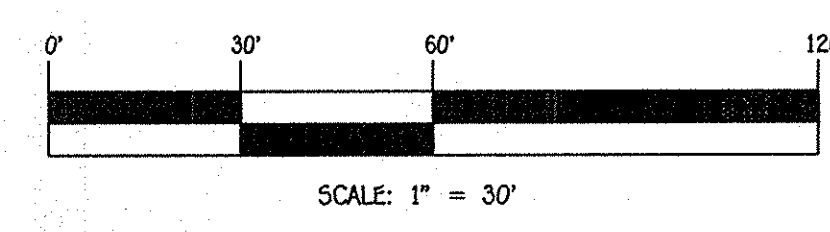
### PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

**W.F. WILSON & SONS, INC**  
PARCEL 378 AND PARCEL 'A' PLAT NO. 7657

ZONED: M-1 TAX MAP NO.: 37 GRID NO.: 22  
PARCEL NO.: 652 & 378  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN     DATE: JUNE 4, 2014  
SHEET 3 OF 4  
ECP-14-034



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
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---	PROPOSED STORM DRAIN PIPE
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---	DEMOTES POINTS OF INGRESS AND EGRESS
---	EXISTING TO BE REMOVED
---	PROPOSED GRAVEL
---	PROPOSED PAVING
---	EXISTING GRAVEL
---	EARTH DIKE



REVISION PLAT  
M-1  
HEADROW BRIDGE  
BUSINESS PARK  
PLAT NO. 11673

**PLAN**  
SCALE: 1" = 30'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2295



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*Frank John Manalansan II* 6-9-14  
FRANK JOHN MANALANSAN II DATE

**OWNER & DEVELOPER**  
J.E.H. PROPERTIES II, LLC  
6586 MEADOWBRIDGE ROAD  
ELK RIDGE, MARYLAND 21075-6115  
(443)-795-8720

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert J. ...* 6-9-14  
Chief, Division of Land Development Date  
*Chad ...* 6-12-14  
Chief, Development Engineering Division Date

PROJECT		SECTION	PARCEL NO.
MEADOWBRIDGE MEMORIAL PARK			652, 378
PLAT	BLOCK NO.	ZONE	TAX/ZONE
7657	22	M-1	2
WATER CODE		SEWER CODE	
N/A		N/A	
ELEC. DIST.		CENSUS TR.	
FIRST		6012.02	

**DEMOLITION PLAN**

**W.F. WILSON & SONS, INC**  
PARCEL 378 AND PARCEL 'A' PLAT NO. 7657

ZONED: M-1 TAX MAP NO.: 37 GRID NO.: 22  
PARCEL NO.: 652 & 378  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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SHEET 4 OF 4

ECP-14-034